

Campos

référence du bien 122705



PORTA MALLORQUINA®

Your home. Our passion.

New-build finca with natural stone façade and pool in a quiet location between Campos and Es Trenc

séjour:	235 m <sup>2</sup>	piscine:	✓
terrain :	16.341 m <sup>2</sup>	energy certificate:	b
chambres:	3		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 2.250.000,-</b>



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## description:

South of Campos, towards the popular natural beach of Es Trenc, this newly built finca is set in a quiet rural environment with far-reaching views across the Mallorcan countryside to Sant Salvador. The location offers a high degree of privacy while maintaining good access to the coast and nearby towns.

A special highlight is the protected presence of an authentic water mill with safreig, as well as a separate traditional stone house. The mill can be renovated by the buyer and offers a rare opportunity to restore and personalize a typical Mallorcan feature on the property.

The single-storey finca, with approx. 235 sqm of living space, was created as a heartfelt project and impresses with its traditional, well-thought-out construction. The layout clearly separates living and sleeping areas, while the open-plan living, dining and kitchen area flows seamlessly. Large windows open to the south onto the terrace, garden and pool. The covered porch provides an ideal transition between indoor and outdoor living, allowing year-round enjoyment. The plot of approx. 16,341 sqm is fully enclosed.

The construction features solid, breathable brickwork, strong insulation and a carefully selected natural stone façade. The custom-made windows from Austria feature triple glazing and wood-aluminium frames (solid larch wood on the inside, aluminium on the outside). Interior doors are made of larch wood, while the exterior doors combine larch and reclaimed wood; all are custom-made and sourced from South Tyrol. Underfloor heating, air conditioning (hot/cold) and an integrated lighting concept ensure comfort. Mains electricity and water, internet and an alarm system are in place; the property meets current standards, including a 10-year structural warranty (OCT).

An exceptional finca that combines traditional construction, modern technology and authentic details to a high standard.

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## localisation & environnement:

The rural town of Campos in the South-east of the island is conveniently situated halfway between Lluçmajor and Santanyí. Surrounded by an extensive agricultural area, the town offers many shops for daily needs, restaurants and sporting facilities. There are only a few defence towers left of the old medieval town. Today Campos is a lively community, which especially on market days attracts many visitors.

The famous, long sandy beach of Es Trenc with its dunes and turquoise blue sea belongs to the municipality of Campos and offers beach fun with Caribbean flair.

The airport can be reached in 25 minutes, the island capital Palma is only 35 km away.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

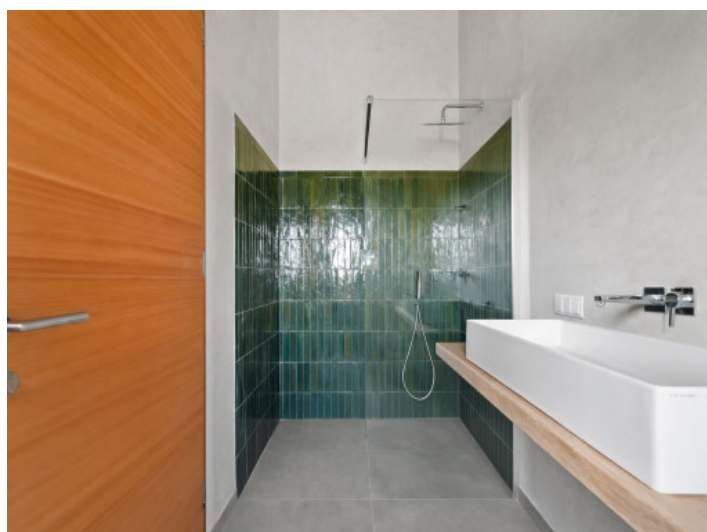
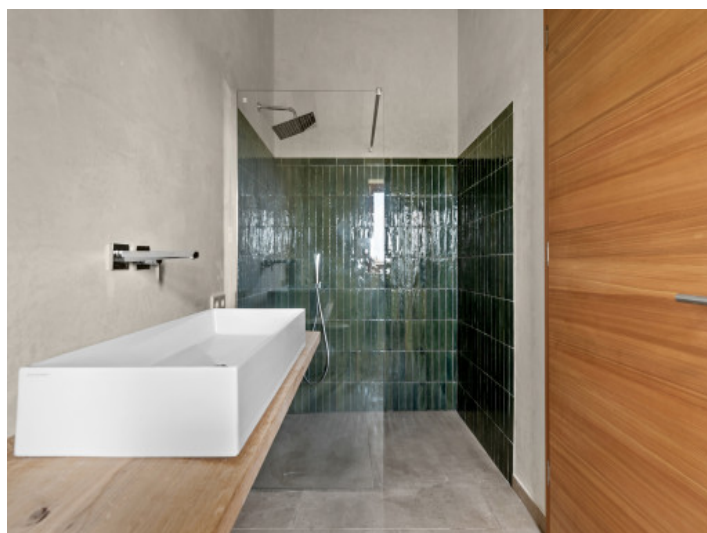
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## Escala de la calificación energética

Consumo de energía  
kWh/m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub>/m<sup>2</sup> año

Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B	40.20	12.60
C		
D		
E		
F		
G menos eficiente		

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